

Minutes of the Naples City Planning and Zoning Commission.

Date - May 5, 1982      Place - Norman Haslem  
Residence at -      South 2000 East

Members present were - Wesley Bowden, Garth Rasmussen, Robert Kay, Charles Olsen, Glen Fleener, Norman Haslem, alternates, Terry Bastian, Ralph Dart and city council representative Dennis Judd.

Meeting convened at 8:10 p.m.

Norman Haslem welcomed the members and explained the purpose of the planning and zoning and subdivision ordinance manual to each member.

A motion was made by Glen Fleener that Norman Haslem be nominated for Chairman of the Planning and Zoning Commission. Motion was recorded by Garth Atwood. Motion carried.

A motion was made by Terry Bastian to nominate Garth Rasmussen as Vice Chairman. Motion was recorded by Glen Fleener.

Garth explained that he might be moving in the near future. After a short discussion the motion was carried.

The committee then reviewed the newly adopted ordinance of Uintah County to see if it fit the needs of Naples City. Terry Bastian recommended comparing Vernal City's ordinance to Uintah Counties to see if there were things in it that would be beneficial to the committee.

It was decided to have the next meeting Tuesday, May 18, 1982 at 8:00 p.m. at the Naples School.

The committee also decided to have their monthly meeting on the second Wednesday of each month beginning at 8:00 p.m.

Meeting adjourned at 10:10 p.m.

NAPLES PLANNING & ZONING COMMISSION

\_\_\_\_\_  
Chairman or Vice Chairman

ATTEST

\_\_\_\_\_  
Craig Blunt  
Secretary



Minutes of the Naples City Planning and Zoning Commission.

Date: May 18, 1982

Place: Naples Elementary School  
1971 S. 1500 E., Naples

Presiding: Chairman Norman Haslem

Members present - Robert Kay, Glen Fleener, Norman Haslem  
and Garth Rasmussen, Vice Chairman.

Members absent - Charles Olsen, Wesley Bowden.

Alternates present - Terry Bastian and Ralph Dart.

City Council Rep. - Dennis Judd

Meeting convened at 8:10 p.m.

Chairman Haslem welcomed members and introduced Bob Nicholson from the Vernal City and Uintah County Planning and Zoning Office and explained that Mr. Nicholson would discuss the differences between the Vernal City Zoning and Ordinances and Uintah County Zoning and Ordinances. After discussion of the ordinances, voting on acceptance of Naples City Zoning and Subdivision Ordinance would be done.

Issues brought up where differences exist between Vernal City and Uintah County ordinances and the need for possible revision to adapt to the needs of Naples City were:

- Mobile Homes and Parks. \*Chapter 02-27, sections 02-27-001, 02-21-002.
- Zones. \*Chapter 02-16 and 02-17.
- Procedures. \*Chapter 02-02 section 02-02-005 and 02-02-006.
- Subdivision Code. \*Chapter 02-28 section 28-12 and Drainage and Land Area for parks.

Jerry Price was then invited in to discuss the Red Tag on the building on 1750 S. 1500 E. before the City Council makes a decision on Friday May 21, 1982. The building was Red Tagged because of improper side set back on access road 1750 S.

A motion was made by Garth Rasmussen to accept the Naples City Zoning and Subdivision Ordinance. It was seconded by Glen Fleener. The motion was carried. Voting went as follows:

Norman Haslem - yea	Glen Fleener - yea
Garth Rasmussen - yea	Terry Bastian - yea
Robert Kay - yea	Ralph Dart - yea

A motion was made by Glen Fleener to adopt the Vernal City Building Permit Schedule. It was seconded by Robert Kay. The motion carried. Voting went as follows:

Norman Haslem - yea	Glen Fleener - yea
Garth Rasmussen - yea	Terry Bastian - yea
Robert Kay - yea	Ralph Dart - yea

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Meeting adjourned at 11:10 p.m. until Wednesday June 9, 1982,  
at 8:00 p.m.

NAPLES PLANNING & ZONING COMMISSION

BY: \_\_\_\_\_  
Chairman or Vice Chairman

ATTEST

\_\_\_\_\_  
Craig Blunt  
Secretary

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\*Refer to Naples City Zoning and Suvdivision Ordinance.

Minutes of the Naples City Planning and Zoning Commission.

Date: June 9, 1982

Place: Naples Elementary School  
1971 South 1500 East

Presiding - Chairman Norman Haslem.

Members Present - Robert Kay, Glen Fleener, Garth Rasmussen  
Members Absent - Charles Olsen, Wesley Bowden  
Alternates Absent - Terry Bastian, Ralph Dart  
City Council Rep. - Dennis Judd - absent

Meeting convened at 8:15 p.m.

The first item on the agenda was the approval of Wildwood Subdivision - Frank and Charlie Walker Builders and Developers. They presented their final plat plan and engineer drawings. The Commission questioned the 5% Capital Improvement Fund. Frank Walker stated that Rob Hugies, Vernal City and Uintah County Planning Office, at the County Commission Meeting felt that they should not have to come under this newly adopted ordinance because their plans had been approved by the County Building Official and were waiting the regularly scheduled meeting for approval by the County Planning and Zoning Commission when Naples was incorporated. The Commission seemed to agree. Charlie Walker informed the Commission that the Bonding of roads will be done by Bonding Lots to Naples City. Ashley Valley Water and Sewer will be ready in late fall for hook ups. Glen Fleener then made the motion that the subdivision be approved upon the condition that if the Ashley Valley Water and Sewer was not ready to have the sewer hook-ups for occupancy that a waste storage tank and pump be set up for temporary usage. This would be written on the plat plan. Garth Rasmussen seconded and the motion passed unanimously.

The second item on the agenda was Ray Hunting's Mobile Home Park. It was found that a plat plan had not been filed with Uintah County or that plat plans had not been approved by the Engineers. It was also found that Uintah County had approved a 14 unit Mobile Home Park and at present there were 44 R.V. trailers - possibly presenting a health hazard. Recommendation from the Commission by Norman Haslem were that Naples Council should investigate the proper placement of a mobile home on the access road to the park to see if it meets the proper set back requirements. That if the Mobile Home Park is to continue being used it must be filed correctly with Uintah County, and if R.V. trailers are to be placed at the park instead of Mobile Homes a variance must be obtained. If these are not met then the Mobile Home Park must be shut down. Glen Fleener made a motion to accept the recommendations, it was seconded by Robert Kay and was passed unanimously.

The third item on the agenda was the subdivision of Larry Proffitt which is already approved by Uintah County. Norman Haslem questioned if there is adequate entrance and exit roads to and from the subdivision. Larry Proffitt said that the adjoining land at the end of his cul-de-sacs is also zoned R-2 and probably will be developed and additional roads would be put in. It was then suggested that Larry Proffitt get the right of easement for future development of the cul-de-sacs. Mr. Proffitt agreed to this recommendation. Refer to Larry Proffitt subdivision plat with those lots involved.

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The Colonies Subdivision already approved by Uintah County was reviewed by the Commission. In general the Commission was very pleased with the subdivision presented by Robert Parker, it is well planned through.

Glen Fleener recommended that something must be done for future widening of 1750 South at 1500 East on through. After discussion Garth Rasmussen motioned that a 60 ft. wide road up 1750 South beginning at 1500 East to its west end be located how it will be set in the event of future commercial development. Robert Kay seconded the motion and it was passed unanimously.

Meeting adjourned at 11:00 p.m. - until Wednesday July 14, 1982.

NAPLES PLANNING & ZONING COMMISSION

BY: \_\_\_\_\_

Chairman or Vice Chairman

ATTEST

\_\_\_\_\_  
Craig Blunt  
Secretary

Minutes of the Naples City Planning and Zoning Commission.

Date: June 23, 1982

Place: Naples City Office  
1834 S. 1500 E., Naples

Presiding - Chairman Norman Haslem

Members Present - Garth Rasmussen (vice), Robert Kay, Charles Olsen

Members Absent - Glen Fleener, Wesley Bowden

Alternates Absent - Terry Bastian, Ralph Dart

Alternates Present - None

City Council Rep. - Dennis Judd

Meeting convened at 8:15 p.m.

Norman Haslem called the meeting to order. Norman reviewed the topic for discussion: the Naples City Zoning and Subdivision Ordinance, section 02-28-006 7, C, 1 and 2, 5% Capital Fund. Norman then gave the floor over to Dennis Judd. Dennis explained the reasons the Council requested the meeting. The Council needs the Board's input on expanding the Capital Fund to cover planned unit developments, multiple family units and major subdivisions at a fairer schedule. Norman read the ordinance and explained that it now only applies to large subdivisions and planned unit developments (P.U.D.) with high density.

Garth Rasmussen gave an example of a subdivider dividing in one acre lots being exempt from this fund and the impact even though less would still be there.

Dennis Judd gave an example of the 4-plexes such as Meadowbrook East subdivision. There are twenty-four 4-plexes which equals 96 family units on less acreage than a single family subdivision with the same family units. The impact from the 4-plex subdivision would be far greater and the developer has less of a responsibility to the community pertaining to the capital fund section as it is now written.

Norman asked Dennis Judd how the Council felt about this issue. Dennis reported that the Council would like the capital fund or park and open areas made fairer and that Naples would like a city park as soon as possible.

Garth Rasmussen suggested financing the parks with other sources, such as sales tax or some other existing income or budget it out. In effect, ordinance #02-28-006 should not pay for all the parks.

Dennis Judd stated that we put this fund in effect and use the general fund for other important jobs. The Board must be careful putting in a mill-levy because some people will feel the Board just put in parks and did nothing else with the money.

Norman suggested to make the Capital Fund into a new ordinance. The Board approved this idea.

Robert Kay suggested to name the ordinance, "Parks and Open Areas. After some discussion of who should be subject to this ordinance it was agreed that only major subdivisions, multiple family units and P.U.D.'s.

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Garth Rasmussen suggested that the dedication of the land area for parks and open areas at the now scheduled rate should be reduced to one acre because at this time the subdivisions are not large enough to dedicate land for parks. The one acre minimum should have a length and width restriction to eliminate narrow strips. Garth questioned if they can break up the land to make a smaller park of one acre or less?

Robert Kay mentioned that neighborhood parks would be used more than a central park, a one-acre or more park would be a good asset to the neighborhood in any subdivision.

After some discourse a proposal was formed as follows:

All major subdivisions, planned unit developments and multiple family units are subject to this provision. Land amounting to 5% of the development for single family units, 7% for two family units, 8½% for three family units and 10% for four family units or larger must be set aside and dedicated to the City for parks and open areas. If the park and open areas to be set aside are smaller than one acre then a fee of \$110.00 per dwelling unit will be given in lieu of the park and open areas. The width of the park and drainage area can be no less than one-fourth the total length of the park area without special approval of the Planning and Zoning Commission. The minimum area which may be dedicated for park and open areas is one-acre except where a home owners association is formed then the area can be less than one acre.

The meeting adjourned at 11.45 p.m.

PLANNING & ZONING COMMISSION

BY: \_\_\_\_\_  
Chairman or Vice Chairman

ATTEST

\_\_\_\_\_  
Craig Blunt  
Secretary



Minutes of the Naples Planning and Zoning Commission

Date: July 14, 1982

Place: Naples City Office  
1834 S. 1500 E., Naples

Presiding: Garth Rasmussen, Vice Chairman

Members Present: Robert Kay, Glen Fleener, Wesley Bowden  
Members Absent: Chairman Norman Haslem, Charles Olsen  
Alternates Present: Terry Bastian  
Alternates Absent: Ralph Dart  
City Council Rep: Dennis Judd

Meeting convened at 8:02 p.m.

Garth Rasmussen called the meeting to order and began with the first item on the agenda.

The minutes were approved as read.

Zone change: RA1 to C1, 1500 E. Hwy 40, Mr. Morris Cook

Beg. 50 rds. N. and 221 ft. E. of W $\frac{1}{4}$  Cor. Sec. 6, T. 5 S.  
R. 22 E. S.L.M. Th. E. 1099 ft. N. 660 ft. E. 1320 ft. S.  
1010 ft. S. 84° W. 260 ft. S. 74° 30' W. 100 ft. S. 65° W.  
100 ft. S. Nw'ly along Sd. R. of W. 1059.77 ft. to Geg. less  
1.32 acres in Hwy 40. Total: 43.48 acres.

Mr. Cook was asked how this proposal will be in the best interest of the general public? Mr. Cook responded that this proposal will promote a greater tax base and will eventually eliminate farm animal noise and the danger of the animals getting on Hwy 40. Mr. Cook was asked how is this proposal consistent with the policies of the comprehensive plan? Mr. Cook responded that this will make orderly development of the area since the land across Hwy 40 is now commercial zone.

Glen Fleener motioned to change the zone from RA1 to C1 after proper hearings and the determination of the City Council. Dennis Judd seconded, the motion passed unanimously.

Ray Hunting's mobile home park was the next item on the agenda. Glen Fleener questioned whether or not to start from base one or to work with what was passed by Uintah County Planning Commission and Uintah County Council. The plat was passed in the minutes of Uintah County but not signed because of an engineering error. Dennis Judd said that the Board must give a yes or no answer to the passing of this plat to the Council. He suggested that the Board look at all questions pertaining to the Zoning Ordinance of Naples City and read the Uintah County meeting minutes of September 30 and November 10, 1981. Glen Fleener read the minutes.

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Glen Fleener asked Ray how he felt about the minutes just read. Ray answered that they left out the part about his water connection that he paid \$2,000 for. It sets by his trailer 100 ft off of 2500 S. Ray was told that because of the expense of the connection nothing was to be done about the trailer that sits there. Garth asked Ray about water safety tests. Ray said that it had been tested and lines were cleaned out to meet the State's approval. Garth asked Ray if he had the security lighting in the park? Ray said that he did not and that he is waiting for approval of the park from Naples before he will install them. Garth suggested that the Board go with Uintah County's conditions in their minutes and require the plat to show 10% area for parks, 10% area for storage and that lots 1, 2, 3, 12, 13, 14 be restricted as to the length of mobile home, so that section 02-27-001, 4, G in the ordinance book can be followed.

Conditions from the minutes of the Planning Commission dated Sept. 39, 1981 are as follows:

- A. Storage and playground areas must be shown on the plat.
- B. Outside security lighting must be shown on the plat.
- C. A typical lot layout must be shown.
- D. Street and parking areas to be black topped must be shown.
- E. Individual percolation tests must be run on each lot.
- F. Approval of State Safe Drinking Water Commission.
- G. Fenced storage area to be shown on the plat.

Conditions from the minutes of the Planning Commission dated November 10, 1981 are as follows:

- A. Good fencing to keep cattle and/or sheep out of the park is to be installed around the mobile home park.

Dennis questioned the traffic flow and safety aspect with the additional 14 families and approximately 20 cars. Is there going to be any impact as to the fire safety, police and growth in this area? Garth said that it must be set up on a first come first serve basis and that it is not a problem there now, but in future developments the Board might have to concern themselves with those types of problems. Mrs. Hunting asked what they needed to do to get the park okayed. Mayor Kay, at the Council meeting of July 1, 1982, gave Mr. Hunting 30 days to get the R.V.'s out and to talk to the Building Official, and then to the Zoning Commission. Mrs. Hunting said that they are doing these things and have the Ashley Valley Engineers ready to make any changes. Garth explained to the Huntings that the plat proposal does not meet the Naples Zoning Ordinances for mobile home parks and because of the prior approval of Uintah County Commission as stated in there minutes and the money sent the Board is trying to work up a happy medium.

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Garth moved that the Board recommend that Ray Hunting's 14-unit mobile home park, located at 2500 East 2350 South, be accepted based upon the approval of the Uintah County Commission and the Uintah Council in their minutes of September 30, 1981, and November 10, 1981, subject to the conditions mentioned in those minutes and subject to the conditions that the mobile home park meet section 02-27-001, 4, G standards and requirements in the Naples Zoning Ordinance book, and have the proper guarantees or bondings of roads, that only 14-units be allowed in the park and that if the park is to be expanded, it must be through proper procedure like any other new development. The Planning Commission would like to state with this motion, that the Council should be advised that there are standards and requirements that are not shown on this plat that should be to meet Naples zoning ordinance. Standards and Requirements of Naples not on the plat after conditions mentioned are: Fire Hydrants

The motion was seconded by Glen Fleener.

Dennis Judd motioned for an amendment to the previous motion - that this mobile home park be subject to rezoning to a mobile home park or granted a variance. It appears that on our zoning map this area is not approved for mobile home parks, it is zones RAL. Dennis asked if the Board was approving the zoning for mobile home park with the motion? Ray Hunting said that it was approved by Uintah County and is on their map. The Building Inspector was asked to check the master legal property description and check the zoning map for a possible error with Nelson Marshal, Uintah County Engineer, and to set up legal council as to proper methods to make changes like these on the zoning map.

Glen stated that our recommendation is based on what Uintah County Commission stated in their minutes, that Mr. Hunting's park was accepted by them if the conditions mentioned were followed and carried out in his development. The zone at that time was made for his mobile home park.

Dennis Judd asked Mr. Hunting what he has done to date to the park. Ray said that the utilities have been installed at a cost of \$15,000, not including labor or equipment. H-K Construction furnished some material and labor, Mr. Hunting furnished the rest. Mr. Hunting was asked what the size of the water line is and at what pressure. Mr. Hunting responded that the line is 4" up to Harold Merrell's at 2485 S. 200 E. and 2" to the park. The water pressure at peek hour is greater than 20 psi. Garth asked if there were any other question or objections to the motion made. The vote was as follows:

Robert Kay - aye  
Glen Fleener - aye  
Wesley Bowden - aye

Terry Bastian - aye  
Garth Rasmussen - aye  
Dennis Judd - nay

Dennis Judd stated that he voted nay because he still questions whether the land is zoned for a mobile home park. Motion carried.

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The fee schedule for zoning changes was presented to the Commission, by the building official, for adoption. Glen Fleener motioned to accept the \$75.00 fee to change or amend the zoning map. Robert Kay seconded, the motion passed unanimously.

#### NEW BUSINESS

The building official presented the Commission with a public hearing notice for a rezone made August 27, 1981 - R1 to C1 for Elden Roberts for a parcel of land located at 2071 South 1500 East, given to him by Uintah County and City Planning. Elden Roberts is planning to develop part of this parcel. On the zoning map of Naples, part of the rezone was left out and Elden would like this change clarified as to what the zone is C1 or R1. After some discussion the Commission felt that a public hearing might be necessary to make that change on the map and left it up to Naples Council to decide.

The Building Official presented the Commission with a plat plan for John's Bestway for future additions - gas pumps, laundry mat and parking area. Craig wanted the Commission to look at the plat and add any opinions to ensure all aspects of the project have been covered. The plat needs a licensed engineer's number or stamp, with traffic flow and the County Surveyor write in the description.

The meeting adjourned at 10:45 p.m.

PLANNING & ZONING COMMISSION

BY: \_\_\_\_\_  
Chairman or Vice Chairman

ATTEST

\_\_\_\_\_  
Craig Blunt  
Secretary

Minutes of the Naples Planning and Zoning Commission

Date: August 11, 1982

Place: Naples City Office  
1834 S. 1500 E. Naples

Presiding: Garth Rasmussen, Vice-Chairman

Members Present: Robert Kay, Glen Fleener, Charles Olsen

Members Absent: Chairman Norman Haslem, Wesley Bowden

Alternates Present: Ralph Dart

Alternates Absent: Terry Bastian

City Council Rep.: Dennis Judd

Meeting convened at 8:10 p.m. Garth Rasmussen called the meeting to order and began with the items on the agenda.

The minutes of the July 14, 1982 meeting were approved.

Montgomery subdivision plat amendment was the first item on the agenda. Garth asked the Building Official to explain in more detail what the amendment to the plat consists of, since DeNial McKenna from Ashley Valley Engineering was not in attendance. The amended plat moved the dedicated road 18 ft closer to the adjoining property in order to avoid wasting 18 ft that can't be used for anything other than growing weeds. Garth Rasmussen decided to table the item until later to wait for DeNial McKenna.

Conditional Use Permits, Item 2b. Carl Gearhart, representing National Cementers Division, was asked by the Commission to explain the reason for the need of a conditional use permit. Mr. Gearhart responded that his company is currently testing the area for the need of a portable cement business in Naples and would like to place a mobile home office at 1639 S. 1500 E., for a 6-month trial period to test the market in this area. The company is currently located in Rangle, Colorado. Glen asked Carl about the dust from his portable cement plant. Carl said that everything is in bulk and is self-contained and transferred by hoses, there is virtually no dust. Dennis Judd asked if the company was planning to eventually be permanently located at National Supply. Carl said no because there is not enough room to hold his operation there. Robert Kay motioned to grant the conditional use permit with the following conditions: the conditional use permit is limited to 9 months for placement and use of the mobile home office and if more time is needed to come back and talk with the Board again. Glen Fleener seconded, the motion passed unanimously.

David Madsen, Item 2a. After some discourse it was decided that David Madsen needs to go before the Board of Adjustments. The reasons for this is that Mr. Madsen does not want a permanent foundation, he would like to be temporarily located until he finds his own property to build on. Section 02-11-017 3 B in the Naples Zoning Ordinance requires a permanent foundation, and in order to not have one Mr. Madsen will need a variance.

Buffer Zone. Garth reported that at the present time there is only 30' required for a set back from residential zone by any industrial zone. Robert Kay suggested that a buffer zone could be a blending or down grading of zones. For example, the industrial zone could have 150 ft to 200 ft buffer between the residential one and that 150 ft to 200 ft could be zoned commercial or residential two. This would only pertain to any new zoning to protect the residents. The residents who move in next to an existing industrial zone should know what they are getting into so there shouldn't be any complaint from them. Glen said that this is why he is against making further spot zoning changes. If the Council or Zoning Board decides that there is a need for more commercial or industrial zones we should, after public input, consider the buffer zone on an individual basis. Each individual has a right to some kind of protection in their zone. The Board must look at it and consider if the resident was there before or after the zone change was made and the decision of the buffer zone should be based upon that and the owners input, whether they want a buffer zone or not.

Garth suggested that if this is going to be a zone ordinance change or an addition to the ordinance, there will have to be a public hearing and our Attorney should draft the proposal. Garth feels that 200 ft is too wide and there is no need for a buffer zone between commercial and residential. A 120 ft buffer zone seems adequate (to adhere to the lot size ordinance) between industrial and residential zones. Dennis Judd responded that 120 ft can be used for housing but any less than that would not be adequate since there would not be enough footage to have lot depth and road easements. This amount of buffer would allow residents to move next to an industrial zone if they choose.

Garth said that if the Board wants to make an ordinance change it should be drafted and gone through the legal procedures. If the Board is going to set the buffer zone up as a bargaining type thing, like it was done with Morris Cook's property, it won't work. One side might be a definite yes, the other a definite no, if we make an ordinance change we can use the ordinance to back-up the argument.

Dennis Judd said the Council should consider, on an individual basis, a buffer zone anytime there is a rezone, considering the needs of the senior property owners or adopt a resolution that at anytime a rezone request comes before the Planning Commission one of the things that will be considered and addressed to for the recommendation to the City Council would be the need of a buffer zone. Glen: It is hard for us to make a recommendation to the Council when we have not heard what the public wants or feels about the issue. Dennis: We could recommend to the Council before we approve the zone that a buffer zone be considered.

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August 11, 1982  
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Garth: During the public hearing of a zone change with the City Council if an objection to the zone is made then the Council can bring up the use of a buffer zone. I suggest we give our input on the buffer zone to the Council as we have just covered it and leave it at that. It was agreed on.

#### OTHER BUSINESS

Horse Arena. The problem of dust during the use of the arena. The arena in question 1846 E. 1500 S. owned by Gary Warren under Uintah County ordinance is of non-conforming use. The question then is who was there first. If the people moved in after the arena was there, they should of known better and known what they were getting into. If the arena was placed there after the people moved in then the people have a legitimate complaint and the enforcement officer should enforce the ordinance in violation, those in the old Uintah County Ordinance and the Naples City Ordinance.

The Building Official presented a suggestion of charging 3% of the subdivision improvement fees to pay for the Engineering and Engineer to inspect the roads during and after there construction.

Glen: Do we want such a fee addition? Dennis: One thing to consider is that Naples City does not want to impose any property tax. Any new residential development in the city dilutes the City's available resources unless a property tax is levied. The City Council has attempted to cover costs of developers by imposing fees to cover any cost needed for inspections, engineering or legal advice without charging it to the public that will not benefit from it. Robert: It is a lot cheaper to have the roads done correctly the first time then going back one or two years later to redo the roads at the Cities expense. Garth: We could keep the road bonds for two winters and if the roads stand up to the winters then release the bonds or if the roads break down have the Contractors come back and fix it. Or we hire the Engineer and charge a fee or let the developer hire an engineer to cover the inspections.

The water and sewer inspections should be left to the Water & Sewer Board, the quality control should also be covered by the Water & Sewer Board. The fee at 3% seems to be a little high and the Planning Board would like to have futher study on the 3% fee charge. The issue was tabled until Sept. 8, 1982.

Montgomery Subdivision Plat Amendment. DeNial from Ashley Valley Engineering did not show up to represent the Montgomery Subdivision plat amendment. The planning board went over the plat and found it to be in order. Mr. Montogomery was to be advised that a future road will be under consideration approximately following the 16th line from 1750 south to 2500 south running north and south. Robert Kay made the motion to accept the amendment and Glen Fleener seconded.

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August 11, 1982  
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During the discussion of the Montgomery subdivision plat a recommendation was brought up to declare a future road from 2500 S. to 1750 S. following approximately the 16th line. A motion made by Garth that a future road should be considered so that there would be more access to the industrial zone from 1750 S. to 2500 S. in anticipation of future development. This road would follow approximately the 16th line running north and outh. Seconded by Glen Fleener.

The Zoning board felt they needed more information as to the owners along the 16th line and what impact the road would have on the industrial zone. This information is to be gathered by the Building Official for the zoning meeting of Sept. 8, 1982.

The meeting adjourned at 10:35 p.m.

PLANNING & ZONING COMMISSION

BY: \_\_\_\_\_  
Chairman or Vice Chairman

ATTEST

\_\_\_\_\_  
Craig Blunt  
Secretary



MINUTES OF THE NAPLES PLANNING AND ZONING COMMISSION.

DATE: September 8, 1982

PLACE: Naples City Office  
1834 S. 1500 E.  
Naples, Ut 84078

Presiding: Norman Haslem, Chairman

Members Present: Garth Rasmussen, Vice-Chairman; Glen Fleener,  
Wesley Bowden and Charles Olsen

Members Absent: Robert Kay

Alternates Present: Terry Bastian and Ralph Dart

City Council Rep.: Dennis Judd was absent

The meeting convened at 8:00 p.m. Norman called the meeting to order and began with the first item on the agenda.

Approval of Minutes

The minutes of the August 11, 1982 Planning and Zoning Commission meeting were reviewed and approved with two changes under other business.

3% of Improvement Bond for Road Inspections

The building inspector, Craig Blunt, explained that the 3% charge covers the cost of inspecting the roads, engineering, and the engineer's cost for reviewing the road plats.

Vernal City does not have the 3% charge, they use a lot fee of \$30.00 (based on the size of the subdivision). Uintah County charges a lot fee plus a 3% fee to cover their expenses.

Glen. The problem we have is that so much of the industrial zone is large lots and if you assess \$30.00 per lot on a 20 acre piece of land with only 3 lots, the fee charge would not cover the costs mentioned.

Norman. Is the sewer and water inspections included in the 3% fee?

Glen. Ashley water and sewer district is going to take care of their own inspections and quality control. We will need to get a written statement from them saying that the sewer and water district will be responsible for their inspections.

After further discussion of costs of improvements and the road lengths in possible subdivisions -

Glen. I think you will find that 3% will do more to hurt the smaller developers than the larger ones. A small developer doing a small development with a quarter mile road will have the heavy costs at the start of the project just in the subdividing and the lot fees without the addition of another 3% fee.

Norman. The developer could put a lot up for collateral so that the cash costs at the beginning would not be so great.

Garth. Motioned to recommend that 3% of the improvement bonds seems reasonable for the engineering check and inspections, on the roads. Glen Fleener seconded, the motion passed unanimously.

Glen Fleener moved to recommend that the city would consider acceptance, if the developer requests, of property in the development in leu of cash money for the 3% fee. Terry Bastian seconded, the motion passed unanimously.

### Master Road Plan and Future Dedication of Streets

The building inspector presented the master road plan developed by Uintah County and Vernal City. Craig explained that Naples does not have a master road plan and without one he would have to guess at the set backs of homes and businesses to leave room for future development of roads, existing roads, curb and gutter. Craig asked the commission to consider the master road plan of Uintah County and Vernal City and add additional roads so that Naples can have an orderly guideline to follow.

After some discussion on the Uintah County and Vernal City master road plans the Commission felt that there had been adequate study by the planners for road development in Ashley Valley.

Garth Rasmussen moved that the Uintah County and Vernal City master road plans in the boundaries of Naples would lay the foundation of the Naples city master road plan and be accepted as the Naples Master Road Plan. Terry Bastian seconded, the motion passed unanimously.

### Future Road Development

A future road, not on the master road plan, was considered. The road would be located in section 36, in a light industrial area. It is needed to open-up the back of the section near the airport. After studying landowner plats to see what impact the road might have and how it would benefit the area. It was determined that the 16th line running North and South would be the best line of travel.

Terry Montgomery's subdivision is also located in section 36 and was discussed. The commission had received a letter from the city engineer, Nelson J. Marshall, concerning the road development in the subdivision. The letter read as follows:

Dear Mayor, City Council, and Planning Commission,

In reviewing the Montgomery Subdivision amended plat, I find that it does not meet the Naples Zoning Ordinance in the following way:

Roads have to be dedicated to adjoining properties at no more than 1300' along the exterior of each subdivision.

I will withhold my signature as City Engineer until your approval of this plat as an exception to the ordinance or until the plat is changed.

The Commission found that the 16th Section line if followed as a minor collector road (66') would cut part of the Montgomery sub lot 2 property into a strip of 70' on one side. This was the only parcel of land that would be affected. Discussion of a jog in the road at sub lot 2 was made and Denial McKenna from Ashley Valley Engineers said that he would draw the road alignment on the Montgomery sub plat and present it to the commission. Glen felt that the road should be left straight, we don't need crooked roads in an industrial zone.

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Garth Rasmussen moved that in addition to the master road plan that a 66' minor collector road running North and South centering the 16th line from 1500 South to 2500 South to section 36, T4S, R22 E, be added. Glen Fleener seconded, the motion passed unanimously.

Amendment of Naples City Zoning and Subdivision Ordinance

1. Section 02-10-003(4) Home Occupation Section - concerning the sale of commodities on the premises.

Garth Rasmussen motioned to delete number 4 all together. Wesley Bowden seconded, the motion passed unanimously.

2. Section 02-04-001 Board of Adjustment Section - changing from a 5 year term to a 3 year staggered term.

Garth Rasmussen motioned that the words County Commission be changed to City Council, other than that, be excepted as proposed. Niles Haslem seconded, the motion passed unanimously.

3. Section 02-21-001 Mobile Home Section - clarification of this section with the addition of sections 02-11-107 and 02-11-024.

Glen Fleener motioned to accept the amendment as proposed, Charles Olsen seconded, the motion passed unanimously.

Conditional Use Permit

Feed Store - Dale (Frosty) Gardiner - Case # 015, after some discussion the conditions for the permit were established. Section 02-06-005, item numbers 1-5 in the Naples City Zoning and Subdivision Ordinance would be the conditions.

Glen Fleener made the motion to authorize a conditional use permit from section 02-06-005 be given. Garth Rasmussen seconded, the motion passed unanimously.

Other Business

Buffer Zone. After some discussion of last months business concerning buffer zones (August 8, 1982) the commission felt section 02-24-006 should contain usage at the 30' set back required between light industrial and residential, discussion on having that 30' kept landscaped followed.

Glen Fleener motioned that the industrial area as it now exists, be considered as it is written in section 02-24-006 Naples Zoning and Subdivision Ordinance, that the future industrial zones being considered be considered on an individual basis in relation to a need for a buffer zone. Charles Olsen seconded, the motion passed unanimously.

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Adjournment

No other business having come before the Commission, the meeting adjourned at 11:00 p.m.

PLANNING & ZONING COMMISSION

BY: \_\_\_\_\_  
Chairman or Vice Chairman

ATTEST

\_\_\_\_\_  
Craig Blunt  
Secretary

Minutes of the Naples Planning & Zoning Commission

DATE: September 8, 1982

PLACE: Naples City Office  
1834 So. 1500 East  
Naples, UT 84078

PRESIDING: Norman Haslem, Chairman

MEMBERS PRESENT: Robert Kay, Glen Fleener, Wesley Bowden

MEMBERS ABSENT: Garth Rasmussen, Charles Olsen

ALTERNATES PRESENT: None

CITY COUNCIL REP.: Dennis Judd

The meeting convened at 8:10 p.m. Norman called the meeting to order and began with the first item on the agenda.

Approval of Minutes

Norman moved that the Commission approve the minutes of the September 8, 1982 Planning & Zoning Commission meeting as reviewed and corrected. Robert seconded, the motion passed unanimously.

ESCO Construction - Caretaker

Ed purchased Noah Rodeback's place at 1274 E. 1000 S., adjacent; One Industrial Park, Zoned I-1, Light Industrial; approximately one and one-half acre (1½).

Ed would like to put a caretakers home there to live in and keep watch on his storage yard and heavy equipment. Eventually he plans to build a warehouse with fenced enclosure. The caretakers place will be a 70 ft mobile home.

Glen: Does the I-1 ordinance prohibit mobile homes in its zone?

Norman: Turn to page 24-01 - caretakers dwellings are permitted. It does not state what type of dwelling.

Ed: What I have planned is to leave the old Rodeback house and trees as they are, clear up the trash and later rebuild or remodel the old house into an office.

Dennis: In regards to the caretakers dwelling you know you will be in an industrial atmosphere. The zone is primarily designed to keep from mixing residents with industrial.

Ed: Eventually there will be a warehouse and fenced in yard so all I would have to do is lock up the equipment and walk away knowing it will be secure.

Dennis motioned to approve the plan that was presented. Wesley seconded, the motion passed unanimously.

Basic city planning steps were reviewed. The master road plan was presented for final review. The Planning Commission approved the overlay for the master road map.

The zoning map in its finished stage was presented for final review the Planning Commission approved it as presented.

The Building Official read the definitions of a master plan and of a comprehensive plan.

Master plan: The substantive content of a master plan may be (and has been) divided up in various ways, in actual plans and in books on planning. For present purposes, the content of the plan will be divided into the following major categories:

1. Overall considerations-those which cut across several categories of land use.
2. Nonresidential land use and employment-primarily commercial and industrial.
3. Residential areas.
4. Transportation facilities. These are usually dealt with separately, since far more than any other facility-transportation facilities are not only based upon land use, but have a major impact on the use of land.
5. Other major citywide facilities, including sanitary sewers.
6. Major open spaces.
7. Community facilities serving local areas (communities or neighborhoods)-i.e., schools, churches, playgrounds, etc.

The more recent plans also include an element on conservation policy.

Comprehensive plan: Its distinction is concerned primarily with the level of detail. It concentrates on the broad outlines of the master plan.

The Building Official suggested that the Planning Commission begin the written development of the master plan and begin by using the examples of other cities that have had similar growth such as Sandy.

Dennis: We do need to get a Naples City Master Plan put together and this group is the one that needs to spearhead it.

Each member present took sections of the other City's Master Plans and Comprehensive Plans to review.

Planning & Zoning  
September 8, 1982  
Page 3

Adjournment

No other business having come before the Commission the meeting adjourned at 9:27 p.m.

PLANNING & ZONING COMMISSION

BY: \_\_\_\_\_  
Chairman or Vice Chairman

ATTEST

\_\_\_\_\_  
Craig Blunt  
Secretary





MINUTES OF THE NAPLES PLANNING AND ZONING COMMISSION

DATE: November 10, 1982

PLACE: Naples City Office  
1834 South 1500 East  
Naples, UT 84078

PRESIDING: Norman Haslem, Chairman

MEMBERS PRESENT: Garth Rasmussen, Glen Fleener, Robert Kay,  
Wesley Bowden, and Charles Olsen.

ALTERNATES PRESENT: None

CITY COUNCIL REP.: Dennis Judd - Absent.

The meeting convened at 8:05 p.m. Norman called the meeting to order and began with the first order of business.

Robert Kay moved that the Commission approve the minutes of the October 8, 1982, Planning and Zoning Commission meeting as reviewed and corrected. Glen Fleener seconded, the motion passed unanimously.

Development of Naples City's Master Plan.

Norman felt that further reading and studying of the materials at hand was needed and asked Craig to make an outline of considered areas to study for the development of the master plan.

The question of objectives or goals was discussed, these goals were to be placed in the outline.

Goals or objectives to cover:

- A. No further industrial land zone changes until the land set aside for this use is filled.
- B. Hwy. 40 or 1500 East frontage set aside for commercial use to fill the needed services of Naples.
- C. Road development through Naples Center tie in with High County development and future development in that section.
- D. Mobile home zones and development.
  - 1. Alternate form of housing - where to locate.
  - 2. Policies.
    - a. design
    - b. streets, no dead end streets.
- E. Zoning - set a design standard or the character of the city.
- F. A plan for transportation development - roads.
- G. A plan for community facilities and/or utilities development.

Planning & Zoning  
November 10, 1982  
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Adjournment

No other business having come before the Commission the meeting adjourned at 9:36 p.m.

PLANNING & ZONING COMMISSION

BY: \_\_\_\_\_  
Chairman or Vice Chairman

ATTEST

\_\_\_\_\_  
Craig Blunt  
Secretary

Minutes of the Naples Planning and Zoning Commission

DATE: December 8, 1982

PLACE: Naples City Office  
1834 South 1500 East  
Naples, UT 84078

PRESIDING: Garth Rasmussen

MEMBERS PRESENT: Wesley Bowden and Glen Fleener

MEMBERS ABSENT: Charles Olsen and Robert Kay

ALTERNATES PRESENT: None

CITY COUNCIL REP.: Dennis Judd, Present

The meeting convened at 8:15 p.m. Garth called the meeting to order and began with the first item on the agenda.

Approval of Minutes

Glen moved that the Commission approve the minutes of November 10, 1982 Planning and Zoning Meeting as reviewed and corrected. Wesley seconded, the motion passed unanimously.

Energy Extractors - Building a small batch plant at 1251 E. 1500 So.

Tim Malvell, Energy Extractors Representative, explained when, what and where the batch plant is to be in operation. The site location is in the NE 1/4 Sec. 36 T4So. R21E. Energy Extractors has temporarily leased lots 13 and 14 from Lee Petroleum.

Tommy Thomas, residing at 170 N. 1150 W. (789-0287), is the owner of Overthrust Tools located at 1217 E. 1500 S. Tom owns a large share of Energy Extractors, the proposed site is across the street from Overthrust Tools.

Tim: Energy Extractors is an oil reclamation business. We take crude oil or oil field oil that is not usable or does not meet pipeline quality because of contaminants, we clean it up and make it usable. There are two basic products that are left over after processing the crude oil: heavy waste which is compressed dirt and water which is backhauled after its been treated. There are two different types of water one type is freewater and oil and the second type is emulsification, which has to do with water locked with oil. After being separated from the oil the water is held in a holding tank or separation tank, then it is pulled off with a vacuum truck and hauled to water disposal which is a certified state facility used to dispose of harmless waste.

The dirt is taken to the landfill, sometimes if allowed by the City or County its stock piled and sold for asphalt base. There is an estimate of about 2 cubic yards of dirt every six months. It is not a hazardous waste. The chemicals used for cleaning the oil are emulsifiers and surfactants which are soaps and are harmless.

Smell and Fumes: There are no toxic fumes that are harmful. There is virtually no smell, in fact CRC-BI-CO Rental, the neighboring property owners and business, heat their tanks with 180° and higher temperatures. They have open pits where they dump waste oils. Our system is a closed or self-contained system all tanks and pipes that are hooked up to, pumped into, pumped out of or drained out of are centered to the pump station. There is only one central point where everything goes in or out. It is a sealed system, everything is explosion proof, all utilities are underground and the heating system is a water tube type gas boiler. If there were going to be any smell the system CRC-BI-CO uses would be many times greater. If there are any complaints about the smell we would put a vapor recovery system on the tanks to correct the problem. At this time I feel that is is not justifiable to require one.

Treatment Temperatures: The temperatures never reach the boiling point of the crude. The purpose is to prevent vaporization and loss of product. The temperature never gets higher than 180° F.

Combustible vapors: There are combustible vapors but the vapors are not at the point where they could combust. At the Farmington Plant higher temperatures and direct burner tubes at 240°F are used, if it was going to combust it would have done so. Ordinarily there are not any vapors that escape, the only time the vapor would escape is when the process is just beginning and the tanks are filled. At these times the oil is at a low temperature.

Fire Prevention: The Commission asked what they were going to do in case of a fire, are the employees trained to fight oil fires? There are 5 fire stations with dry chemicals A.B.C. and purple KS. The stations are strategically located away from the tanks so that they can be reached if a fire occurred. I am planning to put a concrete dyke around the tanks with access over the dykes for the trucks. The Environmental Protection Agency has looked at our system to check contaminating of water systems. I will get the report to you, it was clear and a clean system. In case of spill there is a berm around the tanks which are more than adequate to hold the spill at any point. Under each hose connection there is a 50 gal drum to catch any drippings or spills. The drums are pumped and the spill is put back into the system, there is no waste or oil left on the ground. I have a plant in Santa Fe, and found that we do not qualify for any of EPA's criterion on any of the specific categories.

If you are working at full capacity how much crude will be processed in a day?

Tim: About 100 barrels a day (5000 gallons). The refineries will bring in a truck and pick it up. There is going to be 2 trucks, delivery and pick-up, every other day. Access is not a problem the entry and exit is off of 1500 South.

Is the plant going to operate 24 hours a day? We are trying to gear towards running during the day but sometimes we would have to work until 11:00 p.m.

Noise: There isn't any noise unless you stand next to the boiler.

Employees: There are 8 full time employees.

Parking: Employees park across the street at Overthrust Tools. Have you got a contract with Overthrust to use their parking area? Tommy Thomas, owner of Overthrust Tools, owns a large share of Energy Extractors, cost wise, it is to his advantage that we use his parking area. He has given us his consent.

Is there any advantage in having the plant located at this sight? Tim: Yes, convenience, accessibility, it is centrally located for oil field area, taxes to Naples and employees.

Glen: I am concerned about this operation being a type of refinery of crude oil and its possibility of expanding into a larger operation right in the heart of Naples city community. I feel this type of operation should be in a heavier industrial area outside the city limits not in our light industrial area. If it is to be accepted there should be conditions set.

Dennis Judd moved that the Commission give Energy Extractors a conditional use permit with the following conditions.

1. That the operation be completely reviewed in one year of its acceptance date and if there are problems or complaints associated with the operation that we deny further approval.
2. If there are complaints about odor due to the process operation that a vapor recovery system be put on to correct the problem.
3. Employees be given training in fire prevention and fire extinguishment of oil fires and safety training for the operation be given.

Glen Fleener seconded, the motion passed unanimously.

#### Master Plan Development Outline

The planning secretary presented a master plan outline, developed from "American Land Planning Law" and Ashley Valley Master Plan to use as a study work sheet for the development of Naples master plan.

Glen: The mobile home section should be developed first, due to the economy, high cost and fast growth possibilities, mobile homes and manufactured homes would need to be defined. If regulations and places for this type of housing are needed, set up such to take care of pending future needs.

Dennis: We should take sometime and look at the whole city, plan for its general needs roads, commercial development, estimate where growth should take place or is taking place, plan how we think it would be best for the city to develop in the future 10, 15, 20 years from now and then go into a more detailed area of planning.

Glen: Lets meet an extra night for the next couple of months and limit the time to 2 hours, for example, 7:00 p.m. to 9:00 p.m.

Glen moved that the Planning Commission meet two additional times for the planning of the Naples master plan, the 4th Thursday of January and February, 1983 and meet for only 2 hours. Dennis seconded, the motion passed unanimously.

Change of Meeting Time

Dennis motioned to move the regular meeting time to the 2nd Thursday of each month and to begin at 7:00 p.m. Glen seconded, the motion passed unanimously.

Adjournment

No other business having come before the Commission the meeting adjourned at 10:14 p.m.

NAPLES PLANNING & ZONING

BY: \_\_\_\_\_  
Chairman or Vice Chairman

ATTEST

\_\_\_\_\_  
Craig Blunt  
Secretary